004.A	0004	0084.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	654,900	/	654,900
USE VALUE:	654,900	/	654,900
ASSESSED:	654,900	/	654,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		MILTON ST, ARLINGTON

OWNERSHIP

Unit #: 84

Owner 1:	WRIGHT ANNE & SEGAL ERIC MAX
Owner 2:	
Owner 3:	
Street 1:	84 MILTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRESLOW MARC I--ETAL -
Owner 2:	WRIGHT ANNE & SEGAL ERIC M -
Street 1:	84-86 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Aluminum Exterior and 2997 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	654,900			654,900
Total Card	0.000	654,900			654,900
Total Parcel	0.000	654,900			654,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 218.52 | /Parcel: 218.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	312117
GIS Ref	
GIS Ref	
Insp Date	05/15/18

!15778!

PREVIOUS ASSESSMENT

Parcel ID: 004.A-0004-0084.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	654,900	0	.		654,900		Year end	12/23/2021
2021	102	FV	633,800	0	.		633,800		Year End Roll	12/10/2020
2020	102	FV	623,900	0	.		623,900	623,900	Year End Roll	12/18/2019
2019	102	FV	567,500	0	.		567,500	567,500	Year End Roll	1/3/2019
2018	102	FV	500,300	0	.		500,300	500,300	Year End Roll	12/20/2017
2017	102	FV	454,800	0	.		454,800	454,800	Year End Roll	1/3/2017
2016	102	FV	452,000	0	.		452,000	452,000	Year End	1/4/2016
2015	102	FV	417,000	0	.		417,000	417,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:21:15

LAST REV

Date	Time
09/23/21	11:30:55
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15778

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRESLOW MARC I-	60174-174		10/4/2012	Convenience	1	No	No		
BRESLOW MARC I-	54805-436		6/10/2010			No	No		M DEED

USER DEFINED

Prior Id # 1:	4113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2021	632	Insulate	9,252	C				
8/25/2020	978	Porch	62,000	O				
8/22/2019	1284	Heat App	7,827	C				
7/14/2017	858	Alterati	27,000	C				
8/5/2015	1086	Inter Fi	22,675	C				
12/11/2012	1625	Manual	650	C				
6/28/2012	812	Manual	5,350					REPL SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
7/18/2013	Info Fm Plan	BR	B Rossignol
1/25/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8220																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	59.500000000
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.00035036
Const Adj.:	0.98000199
Adj $ / SQ:	299.005
Other Features:	77000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1016909
Depreciation:	362020
Depreciated Total:	654890

COMMENTS

GLA=2997.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH

UnSketched SubAreas:
GLA: 2997,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	312.46
Special Features:	0	Val/Su Net:	218.52
Final Total:	654900	Val/Su SzAd	218.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,997	299.010	896,119

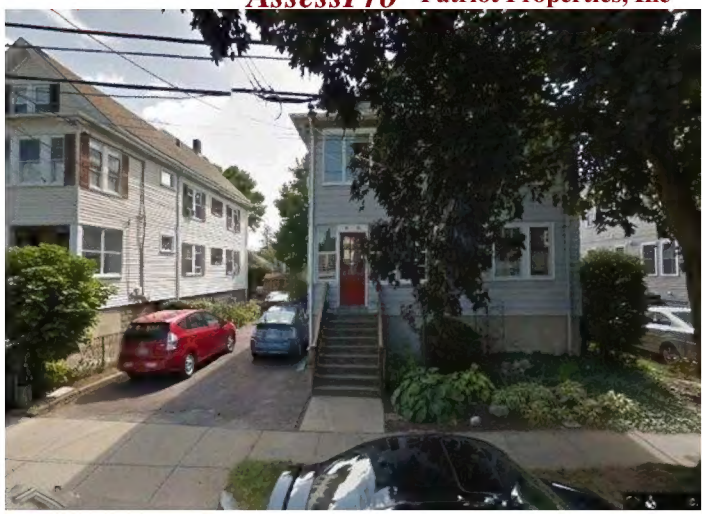
Net Sketched Area:	2,997	Total:	896,119
Size Ad	2997	Gross Area	2997	FinArea	2997
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.A-0004-0084.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	